

DERBYSHIRE COUNTY COUNCIL

CABINET

24 November 2015

**Joint Report of the Strategic Director Corporate Resources and Strategic
Director Health and Communities**

RELOCATION OF GLOSSOP LIBRARY

(Council Services)

1. Purpose of the Report

To seek Cabinet approval for a replacement library in Glossop and the reallocation of existing capital funding to a new scheme.

2. Information and Analysis

The Library Service at Glossop is currently located in Victoria Hall, which is owned by High Peak Borough Council. The building suffers from structural problems and on-going repair and maintenance requirements. Due to the excessive cost of the required repairs and refurbishment, that are required to retain the library in Victoria Hall, estimated to be £2.90m, discussions have been held with High Peak Borough Council about the building being handed back to them with vacant possession. Cabinet is therefore asked to approve the relocation of Glossop Library from Victoria Hall.

There is still a need for the provision of a library service in Glossop and therefore various options have been explored to consider the most suitable scheme to provide an alternative venue. The options explored were:

Option 1:

Extension to the existing Adult Education Centre building on Talbot Street to provide a joint service hub for the Library and adult education. The location of the Adult Education Centre on Talbot Street in relation to the existing Glossop Library is shown on Plan 1 attached.

Option 2:

Construction of a detached library block on the Talbot Street Adult Education Centre site.

Option 3:

Retain and refurbish part of the Talbot Street Area Office (soon to be vacated by Adult Care and Children and Younger Adults staff), demolish part of the area office and construct a new single storey extension.

Option 4:

Complete demolition of the Talbot Street Area Office and provision of a new build modern library on that site.

Option 5:

Complete demolition of the Talbot Street Area Office and provision of a modular build modern library on that site.

Option 6:

Refurbishment and reconfiguration of the Adult Education Centre on Talbot Street to provide the new library facility. This option would require the Adult Education service to relocate all or part of their service provision.

For each of the above options, the following was considered:

- Estimated cost of the scheme;
- Operational requirements of the service(s) affected;
- Non-financial costs and benefits;
- Co-location opportunities.

The initial option appraisal resulted in four of the six options being discounted due to the following reasons.

Option 3:

- Excessive cost (estimated at £2.45m);
- Planning permission would be unlikely to be forthcoming.

Option 4:

- Excessive cost (estimated at £2.30m)

Option 5:

- Planning permission would be unlikely to be forthcoming as the site is on the edge of the conservation area.

Option 6:

- The Talbot Street Adult Education Centre is a listed building so listed building consent would be required to any alterations;
- The Adult Education Service would need to be wholly or partly relocated;
- Relocation of the Adult Education Service would result in fragmented services within Glossop;
- Risk to income from Skills Funding Agency due to changes in location and provision of the Adult Education Service in Glossop;
- Costs are prohibitive due to structural constraints, e.g. internal walls cannot be removed without constructing an internal steel structure and underpinning the existing foundations.

Following consultation with local elected members, Options 1 and 2 were investigated further.

Option 1

A new two storey extension would be constructed adjacent to the existing rear extension of the adult education building (see Plan 2 attached).

The development area of the site is limited therefore the new library would be located partly in the new extension and partly in the existing building. Existing spaces which currently provide a crèche and an art room would be incorporated into the scheme and converted to provide library space. The existing crèche and the art room would have to be relocated elsewhere (in a location to be agreed).

The existing entrance, reception and lift would be utilised to serve both services with access to the library from the joint reception.

This would result in a public area of approximately 310m² over two floors.

The extension would require Listed Building Consent and planning permission. It would also involve the removal of some mature trees within the Conservation Area. Landscaping proposals would therefore address the need for new trees to mitigate the loss of existing trees; and new perimeter walls and railings to enhance the character of the conservation area.

Estimated initial capital cost: £2.025m. This includes an amount for relocating the adult education crèche and art room.

Cost/Benefit Analysis:

Costs	Benefits
Some temporary disruption to the adult education service whilst building works undertaken.	Co-location of the library and adult education services in same building creates a public service 'campus'.
Some temporary disruption to the library service during the relocation process.	Co-location of the services may result in increased use of both services.
Existing adult education uses will be displaced. Relocation of the current crèche and art room facility is required.	Creation of an information and learning hub providing an improved range of services available to public in single location.
New library would be located over two floors.	Potential meeting hub for other services and partners.
Loss of trees and provision of new trees and external landscaping as noted above.	Existing location is well known, accessible to the public and other agencies.
	Learners comfortable with existing adult education accommodation and service location which would not need to change.
	Co-located services can expand the reach of both services through joint initiatives/projects/marketing.
	Delivers a purpose built library fit for the 21 st Century.
	Capacity to generate Skills Funding Agency income remains secure for the Adult Education Service.

Risk Assessment:

Risk	Likelihood (1=low, 5=high)	Impact (1=low, 5=high)	Risk Score (max. 25)	Mitigating Factors
The project will involve factors which would impose significant risk to or	5	5	25	Forward planning. Sensitive and sympathetic design. Consultation and negotiation with

cancellation of the projected programme for delivery, e.g. ground levels, loss of trees, listed building consent, conservation area consent and planning approval.				planning authority. Public consultation.
Potential loss of classroom space and crèche facility in the existing Adult Education building	5	5	25	Forward planning with the Adult Education Service

Option 2

A new stand-alone block would be constructed on part of the Adult Education Centre car park fronting on to Talbot Street (see Plan 3 attached). The scheme would provide a public area of approximately 325m² over two floors within a new building with a total gross internal floor area of 400m². There would be a permanent loss of some car parking spaces.

Estimated initial capital cost: £2.00m.

Cost Benefit analysis:

Costs	Benefits
Some temporary disruption to the adult education service whilst building works undertaken.	Co-location of the library and adult education services on same site creates a public service 'campus'.
Some temporary disruption to the library service during the relocation process.	Existing location is well known, accessible to the public and other agencies.
New library would be located over two floors.	Learners comfortable with existing adult education accommodation and service location which would not need to change.
Permanent loss of some car parking spaces	Delivers a purpose built library fit for the 21 st Century.

	Capacity to generate Skills Funding Agency income remains secure for the Adult Education Service.
	No loss of trees.

Risk Assessment:

Risk	Likelihood (1=low, 5=high)	Impact (1=low, 5=high)	Risk Score (max. 25)	Mitigating Factors
The project involves fewer factors which would pose significant risk to the projected programme for delivery.	2	5	10	Forward planning. Sensitive and sympathetic design. Consultation and negotiation with planning authority. Public consultation.

In summary, although Options 1 and 2 are similar in initial capital outlay for the authority, Option 1 carries considerably more risks to the project programme and its delivery compared to Option 2. However, members might consider there is merit in operating from a single hub and if so, Option 1 would be the most appropriate option to pursue.

Subject to approval of a chosen option, detailed designs will be produced and appropriate public engagement will be undertaken on the proposed new library design via exhibitions and displays in Glossop, with Council staff being available to receive feedback and answer queries.

3. Financial Considerations

There is an allocation of £1.76m remaining in the approved capital programme for 2008/2009 for a scheme to refurbish Victoria Hall. It is proposed that this allocation be utilised for the provision of a new Glossop Library, with any capital funding shortfall being met from the existing Capital Programme contingencies budget.

Running costs for the new library will be met from existing Health and Communities revenue budgets, however, the Library Service does not have the budget to cover any new or additional revenue costs.

4. Legal Considerations

Section 7 of the Public Libraries and Museums Act 1964 provides that it is the duty of every library authority to provide a comprehensive and efficient library service for all persons wanting to make use of the service.

5. Equality and Diversity Considerations

All equality and accessibility issues will be determined as part of the design and planning process.

6. Human Resources Considerations

There are no proposed changes to the staffing structures and any relocation will be done in line with Council procedures and adequate consultation with employees will be undertaken.

7. Transport Considerations

Any highways issues will be considered in the design and planning processes.

8. Other Considerations

In preparing this report the relevance of the following factors has been considered: environmental, health and prevention of crime and disorder considerations.

9. Key Decision **YES**

10. Call-in

Is it required that call-in be waived for any decision on this report? **NO**

11. Background Papers

Files held by the Director of Property.

12. Officer's Recommendation

That Cabinet:

1. Approves the relocation of Glossop Library from Victoria Hall and the handing back of the building to High Peak Borough Council;

2. Determine on the basis of the report, whether they wish to approve Option 1 - Extension to the existing Adult Education building on Talbot Street, or Option 2 – Construction of a detached library block on the Talbot Street Adult Education Centre site, for a replacement library in Glossop;
3. Approves public engagement being undertaken on the design of the new library;
4. Approves the use of the £1.76m remaining in the approved capital programme for 2008/2009 for the provision of a new Glossop Library, with any capital funding shortfall being met from the existing Capital Programme contingencies budget.

JUDITH GREENHALGH
Strategic Director Corporate Resources

and

DAVID LOWE
Strategic Director Health and Communities

Plan 1 - Location of Current Glossop Library and Adult Education Centre

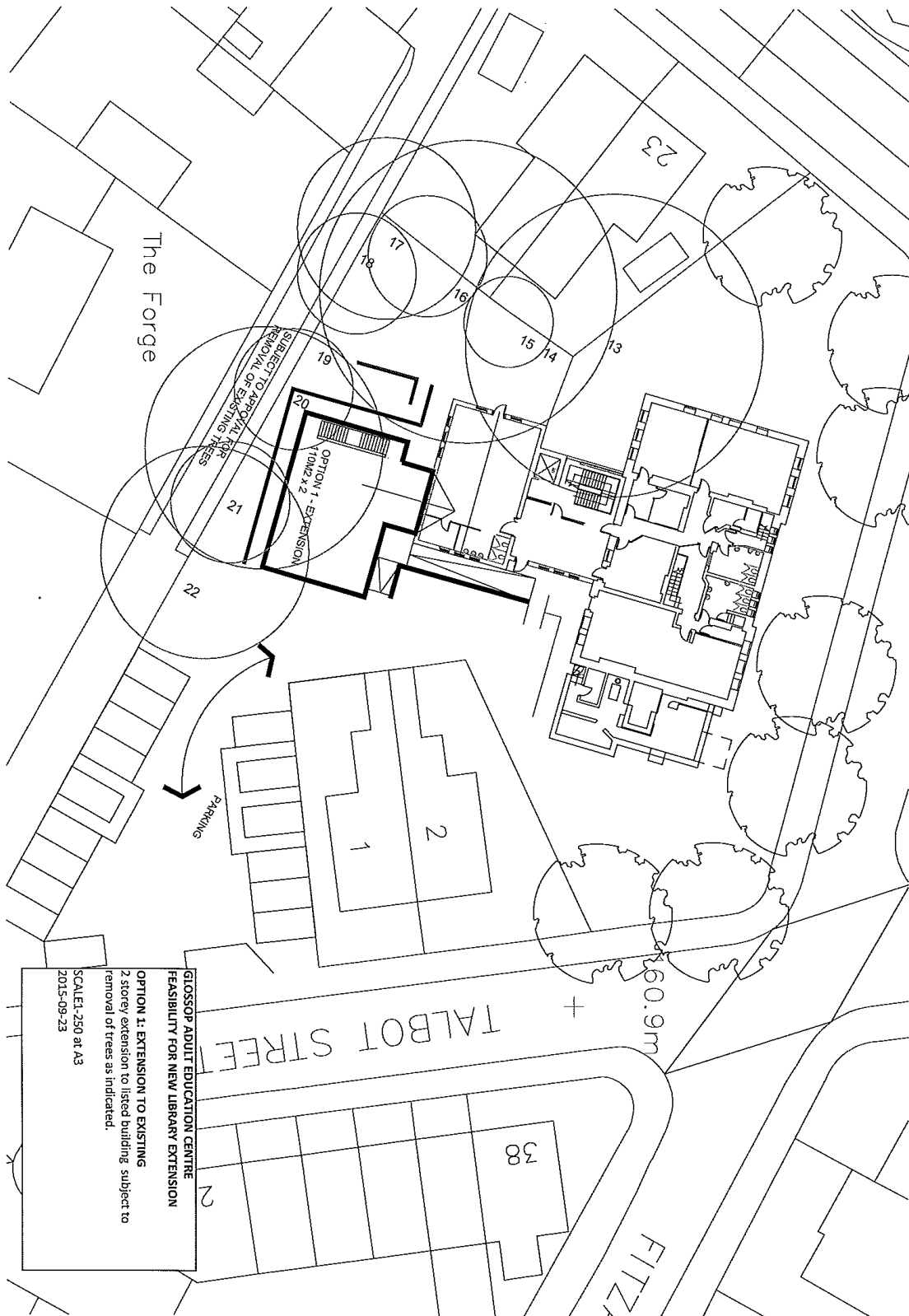


Scale - 1:1250 at A4

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Plan 2



Plan 3

